

**Talking Points: Federal Initiatives 2008**  
suggested by the **Housing Coordinating Team of Montana**

- Repeal MRB Ten Year Rule
  - The IRS requires that tax exempt bonds issued ten ago be used to pay back bond holders if a mortgage prepays rather than recycling these funds back into new mortgages. If they could be recycled volume cap could be saved as well as cost of issuing new bonds.
- Increase Housing Bond and Credit caps
  - The tax exempt bond authority used to fund our homeownership and multifamily programs as well as the low income housing tax credits used to finance rental units is in much larger demand than the resources we get each year. Increasing these resources will let us accomplish much more than we have already been able to do.
- Increase HOME funding without set-asides or restrictions
  - The HOME Investment Partnership Program has been on of the most successful program ever seen. However, the need for this funding greatly out weighs the allocation of funding we receive each year. With increased funding that is a flexible as possible we can meet more needs across the state.
- Provide funding for Section 8 adequate to fund existing units, as well as new units
  - The Section 8 program is under continuous threat of decreased funding while the need for affordable housing increases in the State. This program helps the most needing assistance including families, disabled and senior households.
- Exempt Housing Bond and Housing Credit investments from the AMT
  - If investors buying tax exempt bonds were not subject to AMT we could sell bonds for considerably cheaper rates being able to pass those benefits along to borrowers that access the programs.
- Enact changes to Housing Bond, Housing Credit, HOME and Section 8 to increase flexibility and improve efficiency of the programs
  - Statutory and regulatory changes in the tax-exempt housing bond (Housing Bond) and the Low Income Housing Tax Credit (Housing Credit) programs to simplify their administration; increase their flexibility; make them work more effectively in coordination with each other and other housing programs and will make them even more responsive to states' housing needs
- Aggressive GSE affordable housing goals
  - Continued and increased GSE investment in HFA-issued taxable and tax-exempt housing bonds, Housing Credits, and other programs; affordable housing goal credit for the GSEs' Housing Bond and Credit purchases.
- State administered GSE-financed affordable housing grant fund
  - New housing programs will be vital to fill funding gaps and leverage other funding for projects all across our state. It is imperative these programs are as flexible as possible to meet the varying needs across the state and they are given directly to the state so they can be used most effectively.

- Creation of new affordable housing programs, such as a state administered National Affordable Housing Trust Fund
  - New housing programs will be vital to fill funding gaps and leverage other funding for projects all across our state. It is imperative these programs are as flexible as possible to meet the varying needs across the state and they are given directly to the state so they can be used most effectively.
- Increase CDBG Funding
  - The CDBG program has very successful in Montana and with increased funding we can do even more especially concerning public infrastructure that is vital to housing development that is affordable and can be kept so into the future.
- Adequately fund mobile home replacement initiatives including funding HUD/FHA for long term mortgage insurance for mobile homes
  - Mobile homes are an important and significant component of our housing inventory in Montana. Developing and maintaining this important inventory an energy efficient and safe way is vital to providing housing in the state.
- Support the Bring America Home Act
  - The Bring America Home Act is a legislative proposal of the National Coalition for the Homeless **to end homelessness**. The legislation includes housing, health, economic and civil rights components. The proposed legislation represents the most comprehensive initiative to date to address modern homelessness and is based on research, data, and the experience of front line providers and advocates.
- Exempt CHDOs from FHA requirements regarding “flipping” of properties
- Increase McKinny Funding & Flexibility
  - **The Homeless Emergency Assistance and Rapid Transition to Housing Act** (HEARTH Act, H.R. 840) is a bipartisan measure with the support of over 75 co-sponsors, as the base legislative product for reauthorizing HUD McKinney-Vento programs.
- Increase Public Housing Operating fund and full 100% funding of that program
- Increase Capital Fund funding for the Public Housing Program
- Improve delivery and flexibility of federal funds to the local community
- Reverse Public Housing Disinvestment
- Make Asset Management Manageable
- Reauthorize HOPE VI and Homeless Assistance Grants
- Inmate Re-entry Housing